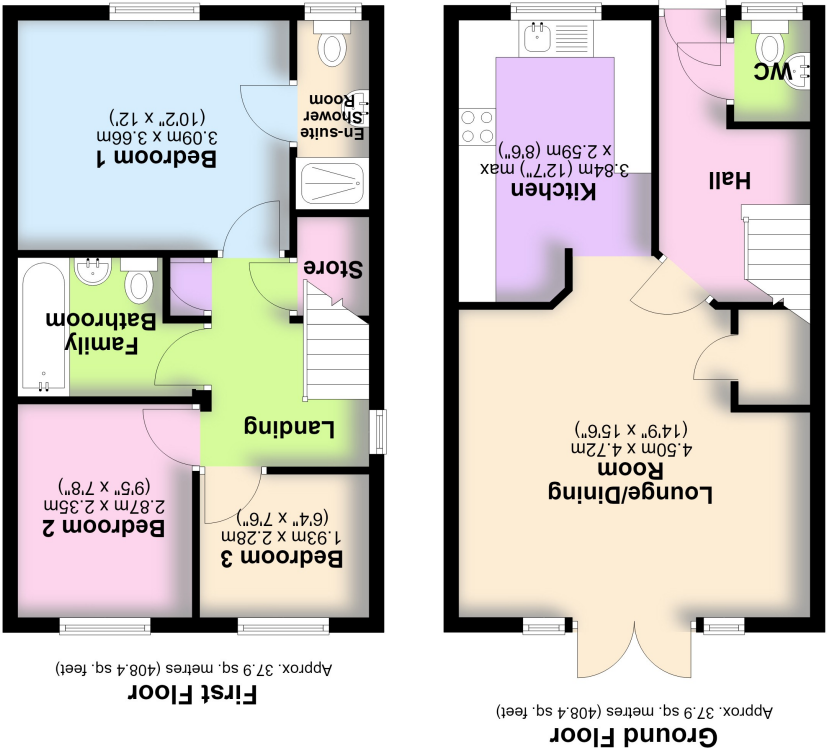


MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 75.9 sq. metres (816.7 sq. feet)



OIRO £230,000



12 WOODIER CLOSE, CW9 7XQ

3 3 1 C

Council Tax Band: C



A well presented chain free corner plot property located within walking distance of Northwich train station

Purchased by the vendor five years ago this property has been maintained throughout and is the perfect opportunity for first time buyers and downsizers.

Externally the property is positioned at the end of the small cul-de-sac consisting of just twelve properties, with a large driveway for two vehicles and a lawned garden to the front aspect with a side gate providing direct access to the private lawned garden to the rear aspect.

Ground floor accommodation comprises entrance hallway with laminate flooring, stairs to the first floor and provides access to the downstairs WC, kitchen and lounge/dining room.

The kitchen has laminate flooring, a range of low level and eye level units, one of which houses the XXX year old combi boiler, tiled splashbacks, a double glazed window to the front aspect, a range of integrated appliances including a fridge/freezer, extractor hood, four ring gas hob, electric oven and space for a washing machine and family sized dishwasher.

The lounge/dining room measures over 14 ft by 15 ft with laminate flooring, a large understairs storage cupboard and French doors to the rear garden creating a light and airy reception room.

Upstairs comprises landing with a double glazed window to the side aspect, provides access to the insulated loft space, two double bedrooms, a single bedroom/study, a modern three piece family bathroom, shower room and a two large built in storage cupboards.

Northwich and surrounds are renowned for it's superb educational facilities. Catering for all age groups, including the highly reputable and very popular Kingsmead Primary School, Grange School (junior and secondary school level), St Nicolas's Roman Catholic high school, Mid-Cheshire College of Further Education, Rudheath Senor Academy and Sir John Deane's Sixth Form and further education college which is within a short drive of the property.

Road access to the M6 and the M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool, Manchester and Media City easily accessible, whilst Liverpool and Manchester International Airports can be accessed within 45 minutes drive. Local railway stations include Northwich (Manchester to Chester line) and Hartford (Liverpool to London).

Northwich town centre has a range of independent and established retails chains, all of which are located within a short drive or alternatively Castle Street shops are located within walking distance. There are several supermarkets in the town centre including Sainsburys, Tesco and Waitrose.

The town is currently being re developed and a brand new cinema and restaurant complex known as Barons Quay and a leisure complex known as Brio leisure have recently been built providing an Olympic sized indoor swimming pool, state of the art gymnasium and theatre.